

**WORK SESSION AGENDA
SOUTHOLD TOWN PLANNING BOARD
Monday, December 5, 2016 - 2:30 p.m.
Southold Town Annex Board Room
2ND Floor, Capital One Bank Building**

2:30 p.m. Applications

Project Name:	Standard Subdivision of James Creek Landing	SCTM#:	1000-122.-3-1.4
Location:	The property is located at 11950 NYS Route 25, on the west side of NYS Route		
Description:	This proposal is to subdivide a split-zoned parcel into five lots where Lot 1 = 2 acres inclusive of a 1 acre Open Space Easement Area; Lot 2 = 2 acres inclusive of a 1.2 acres Open Space Easement Area; Lot 3 = 5.5 acres inclusive of a 1.3 acres Open Space Easement Area; and Lot 4 = 3.7 acres inclusive of a 1.7 acres Open Space Easement Area in the R-80 Zoning District. Lot 5 = 1.8 acres inclusive of 0.3 acres of Open Space Easement Area and is located in the B Zoning District.		
Status:	Conditional Final Approval		
Action:	Consider for Final Approval January 9, 2017		
Attachments:	Staff Report		

Project Name:	Matchbook Distillery	SCTM#:	1000-48-2-44.3
Location:	230 Corwin St, Greenport		
Description:	This amended Site Plan Application is for proposed interior renovations to existing buildings (no footprint expansion) for a production distillery, formerly a warehouse facility, consisting of four (4) buildings totaling ±32,038 sq. ft. ±12,902 sq. ft. to remain as storage, ±18,979 sq. ft. distillery and ±2,257sq. ft. vinegar production with thirty-three (33) parking stalls on 1.5 acres in the Light Industrial Zoning District, Greenport.		
Status:	New Application		
Action:	Review for completeness.		
Attachments:	Staff Report		

Project Name:	Fox Lane Residences	SCTM#:	1000-12-1-1.2
Location:	Fox Lane, ±350" n/w/o Fox Lane & Whistler Ave, Fishers Island		
Description:	This proposed site plan is for the construction of four (4) tenant-occupied affordable housing units in three structures; two at 1282sq.ft., one at 1784sq.ft., and one at 507sq.ft. on 0.75acres in the AHD zoning district, Fishers Island.		
Status:	Pending		
Action:	SEQRA		
Attachments:	Draft Assessment		

Discussion:

- ❖ Planning Board Draft Monthly Report for November
- ❖ Draft comments to ZBA re: Croteaux Vineyard
SCTM#1000-75-7-1.4, 1450 South Harbor Road, Southold
- ❖ Draft comments to ZBA re: Captain Red's Marine Sales
SCTM#1000-122-6-12, 9605 Route 25, Mattituck
- ❖ Draft comments to ZBA re: Ovsianik
SCTM#s1000-97-2-15 & 16.5, 32930 Route 25 & 225 Eugene's Road, Cutchogue